

LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT

March 3, 2009

The Honorable Board of Directors
Los Angeles County
Regional Park and Open Space District
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Directors:

**AMEND THE SANTA MONICA MOUNTAINS CONSERVANCY'S PROJECT LIST
PURSUANT TO SECTION (3), SUBSECTION (d) OF THE SAFE NEIGHBORHOOD
PARKS PROPOSITION OF 1996, ALLOCATE SPECIFIED EXCESS GRANT FUNDS
AVAILABLE TO THE FIFTH SUPERVISORIAL DISTRICT, AUTHORIZE
ADMINISTRATION OF AN EXCESS FUNDS GRANT, WAIVE INAPPLICABLE
REQUIREMENTS IN THE CONSERVANCY'S PROCEDURAL GUIDE, AND
AUTHORIZE THE DIRECTOR TO REIMBURSE THE MOUNTAINS RECREATION
AND CONSERVATION AUTHORITY FOR COSTS INCURRED PRIOR TO
EXECUTION OF A PROJECT AGREEMENT FOR THE ACQUISITION OF
TAX-DEFAULTED PARCELS
(FIFTH DISTRICT - 3 - VOTE)**

SUBJECT

These actions will allocate \$1,020,000 in Specified Excess Funds, available to the Fifth Supervisorial District, to enable the Mountains Recreation and Conservation Authority to purchase 180.05 of acres in 13 tax-defaulted parcels in Soledad and Sombrero Canyons.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find the proposed actions exempt from the California Environmental Quality Act, for the reasons cited herein.

2. Amend the Santa Monica Mountains Conservancy's (Conservancy) project list, most recently amended on October 7, 2008, to add the acquisition of 13 tax-defaulted parcels of land in the Fifth Supervisorial District in Soledad and Sombrero Canyons.
3. Allocate grant funds in the amount of \$1,020,000 to the Conservancy, from the Specified Excess Funds available to the Fifth Supervisorial District for the grant to the Mountains Recreation and Conservation Authority (MRCA) for the acquisition of the tax-defaulted parcels of land in Soledad and Sombrero Canyons.
4. Authorize the Director of Parks and Recreation (Director) to award a grant for the acquisition of the tax-defaulted parcels of land in Soledad and Sombrero Canyons and to administer the grant as of the date of this action and pursuant to the procedures in the Procedural Guide for the Conservancy, waiving Procedural Guide requirements inapplicable to acquisition of tax-defaulted properties.
5. Authorize the Director to reimburse the MRCA for costs for the acquisition of the identified tax-defaulted parcels incurred prior to the execution of a grant project agreement.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS

Approval of the recommended actions will allow an additional 13 parcels of land (180.05 acres) in Soledad and Sombrero Canyons to be added to the Conservancy's project list, as well as provide additional funding for the acquisition of these parcels.

The total cost of the acquisition of the 13 parcels, identified in Attachment A, is estimated to exceed \$1,205,000 which includes approximately \$1,197,000 in back taxes and County administrative costs of approximately \$8,000. The recommended actions would allocate \$1,020,000 in Fifth Supervisorial District Specified Excess Funds to the Conservancy to be expended against the approximately \$1,197,000 in back taxes required for the acquisition, and allow the transfer of the grant funds to the MRCA toward the acquisition, resulting in a balance of approximately \$185,000 which will be funded by the MRCA. The first call for funds from the Treasurer and Tax Collector for some of the parcels is expected in February 2009. The MRCA will not know the exact cost of each parcel until the Treasurer and Tax Collector issues a demand letter based on the timing of steps to complete the Chapter 8 acquisition process. That matter was before your Board on today's agenda, March 3, 2009, where the Treasurer and Tax Collector requested your approval of an agreement to purchase Los Angeles County Tax-Defaulted Property for the subject properties.

The Los Angeles County Regional Park and Open Space District (District) recommends that your Board waive the Procedural Guide requirement that an appraisal be prepared for each parcel acquired as well as title reports and Statements of Just Compensation. These acquisitions are not based on the appraised value of the parcels, but instead on the amount of back taxes owed on each, plus County administrative costs. Therefore, appraisals are not necessary to confirm that the purchase prices for the properties are not excessive.

The 1996 Proposition requires that agencies to which funds were allocated under the Safe Neighborhood Parks Propositions of 1992 and 1996 have encumbered all such funds before they may receive grants of Excess Funds. The Conservancy and the MRCA meet this requirement.

It is also recommended that the Director be authorized to award the grant for the acquisition of parcels identified such as grantee qualifications, consistency between the projects and requirements of the 1996 Proposition, as well as grantee agreement with the California Environmental Quality Act (CEQA) requirements for the project, and to administer the grant under procedures previously approved by your Board.

Since the MRCA has entered into four Chapter 8 Agreements for the subject 13 parcels from the 2006(c), 2007(a) and 2007(b) public auctions, it has paid the Treasurer and Tax Collector a \$100 fee per parcel and invested staff time into the project prior to the execution of a grant agreement for the project, your Board's approval is required to allow the Director to reimburse the MRCA for those expenditures.

Agreements to purchase Los Angeles County Tax-Defaulted Properties were adopted by your Board, acting as the Board of Supervisors, on April 15, June 4, June 10, 2008, and on March 3, 2009. These agreements give the MRCA the right to acquire up to 180.05 acres of property in Soledad and Sombrero Canyons within the Fifth Supervisorial District. Those 180.05 acres of property have been selected and purchased for public park and open space purposes, for the amount of back taxes owed, plus County administrative costs. These properties are identified in Attachment A, and exclude any properties that were redeemed prior to the effective date of that agreement. California Revenue and Taxation Code, Part 6, Chapter 8 Agreement sale procedure permits public agencies to acquire "Tax Defaulted Subject to Power to Sell" property without the necessity of a public auction.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The proposed actions further the Board approved County Strategic Plan Goal No.1 (Service Excellence), Goal No. 4 (Fiscal Responsibility), Goal No. 5 (Children and Family Well-Being), and Goal No. 6 (Community Services), by funding the acquisition of additional protected open space land in the Fifth Supervisorial District.

FISCAL IMPACT/FINANCING

Sufficient appropriation for the grant, in the amount of \$1,020,000 is budgeted in the Fifth Supervisorial District portion of the Los Angeles County Regional Park and Open Space Districts' Excess Funds Project Fund, HD6.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The 1996 Proposition requires that funds provided to the Conservancy be expended "solely for projects approved by the Board, pursuant to such criteria as the Board may, in its discretion, adopt," provided that those projects are identified in the Conservancy's annual work program transmitted to the Governor and State Legislature and as may be amended from time to time, after noticed public hearings held in September of 2000, July of 2003, and August of 2004.

The 1996 Proposition further provides that your Board may disapprove a project within the boundaries of a city only upon a finding that the acquisition or improvement may impact access to or use of a site identified or proposed for present or future sanitary landfill purposes. In addition, your Board previously has adopted procedural requirements requiring a review of proposed Conservancy projects relative to their impact on existing or proposed highways, and their consistency with General or Area Plans.

The proposed acquisition project meets the procedural requirements of the 1996 Proposition and has been reviewed in accordance with the Conservancy's revised Procedural Guide, adopted by your Board on June 17, 1997.

The Department of Public Works (DPW) has found that the proposed acquisition of the properties would not negatively impact the County's solid waste management system (see Attachment B).

The Honorable Board of Directors

March 3, 2009

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DPW did, however, find in its review of the impact on any planned County roads or highways that one parcel submitted for its review impacted a secondary highway (see Attachment C). APN 3223-003-002 fronts Escondido Canyon Road and DPW recommends reserving 10 feet of additional right-of-way dedication plus slope easements along the property frontage on Escondido Canyon Road. MRCA will comply with the recommended right-of-way dedication and slope easements.

The Department of Regional Planning (DRP) researched the list of proposed parcels for acquisition, consulted with County Counsel and noted no inconsistencies or lack of conformity between the parcels and their status relative to the applicable County planning documents (see Attachment D.) However, DRP points out that since the parcel with APN 2582-002-010 is in the jurisdiction of the City of Los Angeles, DPR has no planning information on that parcel.

The 1996 Proposition provides a method for determining each fiscal year the amount of funds available in the following fiscal year to fund capital improvement projects in addition to the amounts specifically identified for projects in the Safe Neighborhood Parks Propositions of 1992 and 1996. The recommended grant would be funded from the Excess Funds available to the Fifth Supervisorial District from Excess Funds available for specified projects.

The Board may establish additional conditions on grants of Excess Funds. The Director of Parks and Recreation would be authorized to award a grant when all applicable conditions have been met. Any funds allocated by the Board, but not encumbered by award of a grant contract in the same fiscal year, shall be available for allocation by the Board in the following fiscal year.

CONTRACTING PROCESS:

The Grant Project Agreement will be entered into and administered under authority delegated to the Director and pursuant to the Conservancy's Procedural Guide approved by your Board in 1997 and used since then for the administration of similar grant projects. The acquisition documentation requirements in the Procedural Guide be waived since they are inapplicable to the acquisition of tax-defaulted parcels. Prior to execution, the Grant Project Agreement will be reviewed and approved as to form by County Counsel.

IMPACT ON CURRENT SERVICES

Your Board's approval of these recommendations will authorize the Director to award a grant to the MRCA for the acquisition of the tax-defaulted parcels. It will have no impact on any other District-funded project.

ENVIRONMENTAL DOCUMENTATION

All public agency projects funded by the Los Angeles County Regional Park and Open Space District are required to comply with California Environmental Quality Act (CEQA) as a condition of the grant. The lead agency is responsible for preparing the appropriate environmental documentation for the project. The MRCA is the lead agency for the Acquisition of Tax-defaulted Parcels Project.

The proposed administrative actions are not subject to CEQA in that the actions do not meet the definition of a project according to Sections 15378 (b) (4)(5) of the State CEQA Guidelines, because the actions are administrative activities for government grants, which by their terms do not involve any commitments to any specific projects which may result in a potentially significant physical impact on the environment.

CONCLUSION

Please instruct the Executive Officer-Clerk of the Board to return one conformed copy of this action to the Chief Executive Office, Capital Projects Division, and to the Department of Parks and Recreation.

Respectfully submitted,



Russ Guiney
Director, Parks and Recreation

RG:IV:LB:OPENSPOCEDISTRICT(5th DISTRICT TAX DEFAULT PARCELS BL)

Attachments (4)

c: Chief Executive Officer
Executive Officer, Board of Supervisors (22)
County Counsel

**Los Angeles County 5th District
Proposition A Parcels January 2009**

Attachment A

Tax Default Parcels

Name	APN	Acreage	Approximate Price
Sombrero adjacent	2582-002-010	8.08	\$30,400
Kentucky Springs 1	3056-017-023	10.43	\$70,880
Kentucky Springs 2	3056-017-024	10.16	\$59,070
Kentucky Springs 3	3056-017-025	10.12	\$64,975
Kentucky Springs 4	3056-017-029	10.74	\$64,975
Upper Kentucky Springs 1	3056-003-087	17.50	\$4,140
Upper Kentucky Springs 2	3056-003-092	7.50	\$3,550
Acton viewshed	3208-001-037	12.58	\$7,080
SR 14 viewshed/ Escondido Cyn. Rd.	3223-003-002	9.19	\$9,450
Arrastre Cyn. - East Fork	3209-021-018	10.00	\$21,270
Soledad Cyn. Core CAPP 1	3210-008-023	5.53	\$37,800
Soledad Cyn. Core CAPP 2	3210-008-031	60.65	\$797,420
Soledad Cyn. Core CAPP 3	3210-010-002	7.57	\$25,990
Costs and Fees			\$8,000
	TOTALS	180.05	\$1,205,000

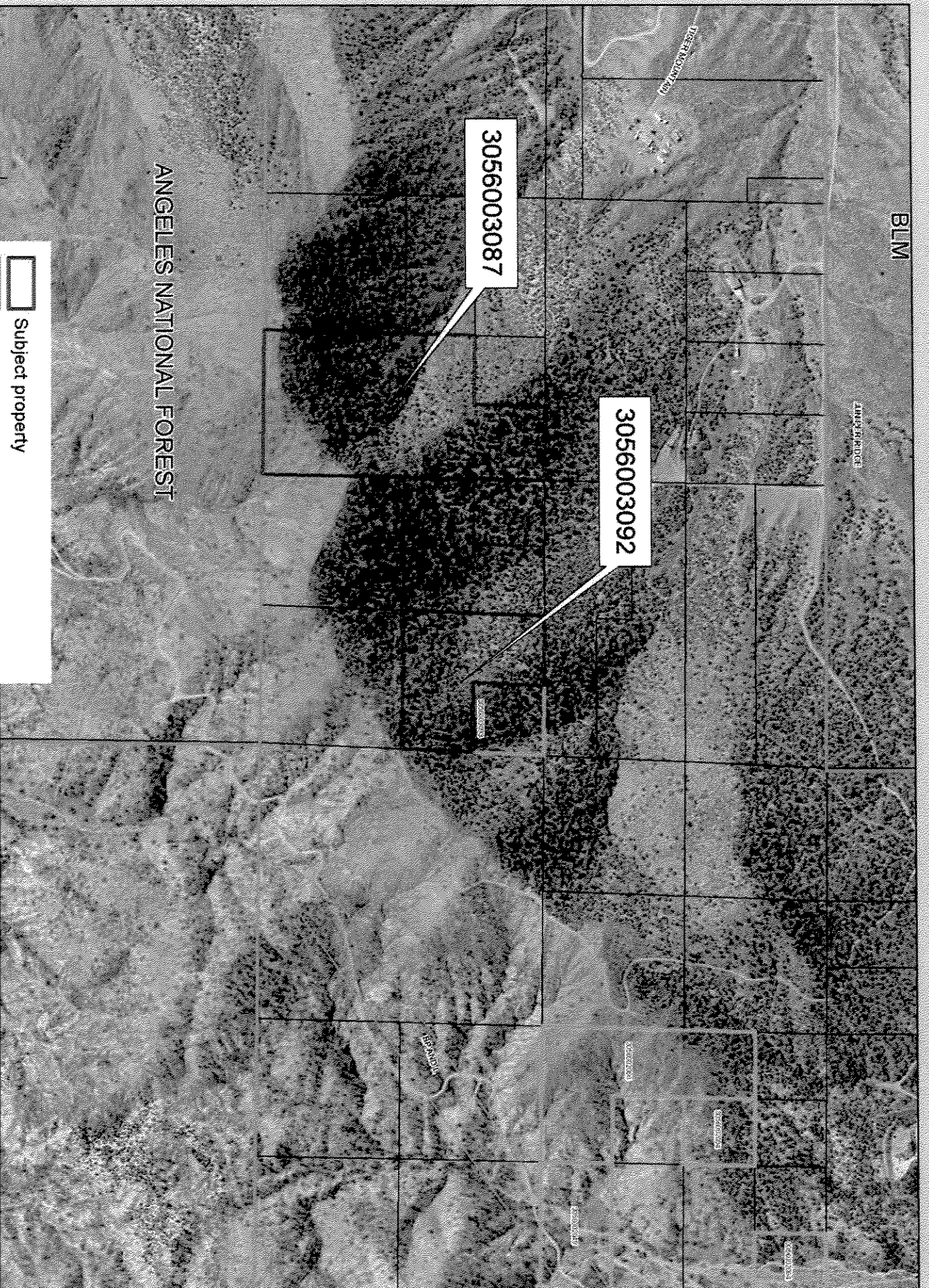


MRCA Property/Easement

Public Property

0 500 Feet





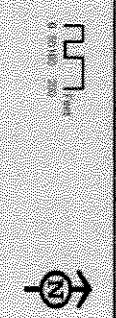
Agenda Item V(m)
MRCA
11/7/07

☐ Subject property

☐ SMMC MRCA Property (includes pending)

☐ Other Public Land

Action area, south of 14 hwy
MOUNTAINS RECREATION & CONSERVATION AUTHORITY





Agenda Item V(m)

MRCA

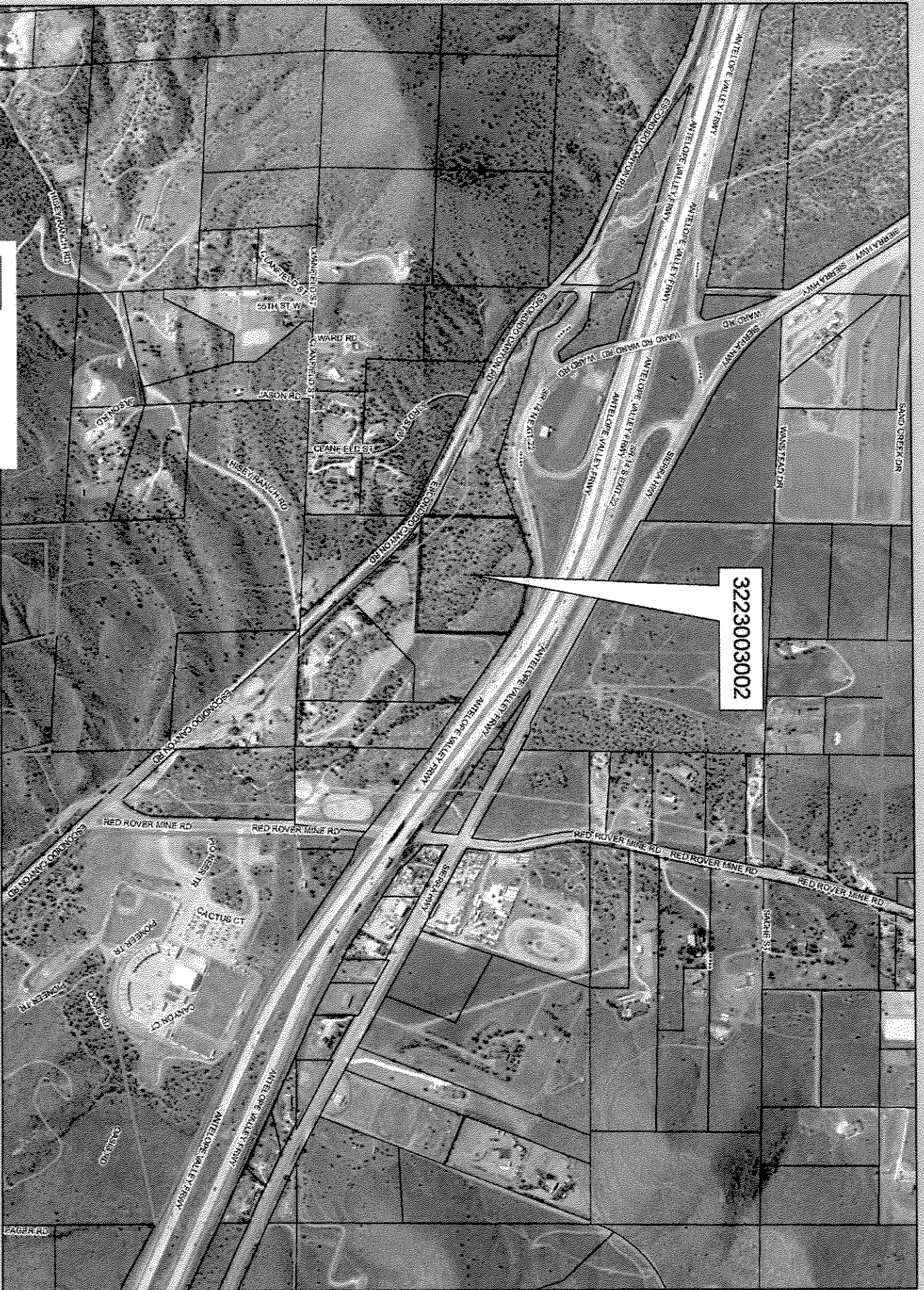
11/7/07

Subject property

Public Land

3208001037

MOUNTAINS RECREATION & CONSERVATION AUTHORITY



3223003002

Agenda Item V(m)

MRCRA

11/7/07

Subject property

Public Land

MOUNTAINS RECREATION & CONSERVATION AUTHORITY



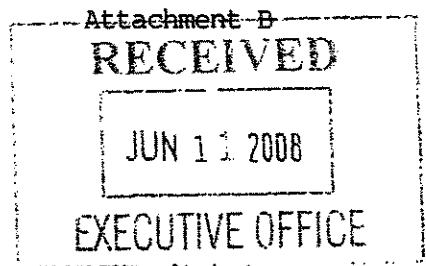


COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

DEAN D. EFSTATHIOU, Acting Director



ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: EP-2

June 5, 2008

TO: Russ Guiney
Director of Parks and Recreation

Attention Ilona Volkmann
Regional Park and Open Space District

FROM: Dean D. Efstathiou *DDE*
Acting Director of Public Works

SANTA MONICA MOUNTAINS CONSERVANCY
REQUEST FOR NEW ACQUISITION PROJECTS

As requested on May 14, 2008, we have reviewed the proposed property acquisition by the Santa Monica Mountains Conservancy. Our review was limited to the impact of the proposed acquisition on the solid waste management system in the County of Los Angeles. Based on the information provided, we found that the proposed acquisition of the properties listed below will not negatively impact the solid waste management system.

Parcel Number
2572-028-029
2572-028-032
2572-021-021
2826-022-024
2572-028-029
3223-003-002
3056-017-023
3056-017-029
3210-008-023

Parcel Number
2572-028-030
2572-021-016
2572-025-006
2826-022-023
3208-001-037
3056-017-024
3056-003-087
3056-003-092
3210-010-002

Parcel Number
2572-028-031
2572-021-020
2572-021-017
2826-022-022
5868-022-001
3209-021-018
3056-017-025
3210-008-031
2582-002-010

Please note that Parcel No. 5867-011-046 appears to be within 1,000 feet of a potential disposal site of an unknown class and might contain decomposable material. The Los Angeles County Building Code, Section 110.3, requires that a building or structure

Mr. Russ Guiney
June 5, 2008
Page 2

located on or within 1,000 feet of a disposal site containing decomposable material be protected against landfill gas intrusion. For construction of any enclosed structures on this site, our Environmental Programs Division must be contacted for issuance of necessary permits.

If you have any questions, please contact me or your staff may contact Fred Rubin at (626) 458-3500, Monday through Thursday, 7 a.m. to 5:30 p.m.

SA:kp

P:\SEC\Response Memo May 29 2008 (2).doc



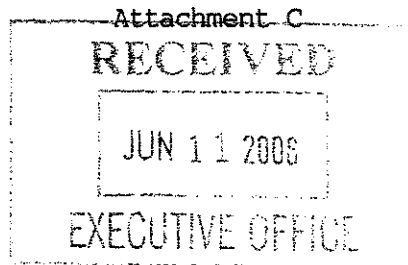
DEAN D. EFSTATHIOU, Acting Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: **LD-4**

June 10, 2008

TO: Russ Guiney
Director of Parks and Recreation

Attention Ilona Volkmann

FROM: Dean D. Efstathiou 
Acting Director of Public Works

SANTA MONICA MOUNTAINS CONSERVANCY'S REQUEST FOR A NEW ACQUISITION PROJECT

As requested, we reviewed the Santa Monica Mountains Conservancy's list of proposed acquisition projects as it relates to construction of any highway depicted on the County of Los Angeles Highway Plan. The following are our comments:

1. The following properties are in the City of Los Angeles; therefore, no County highways are directly impacted. If you have questions regarding the City's requirements, you may contact Ali Mahass of the City of Los Angeles Department of Public Works, Bureau of Engineering, at (818) 374-4626.
 - a. Hostetter Property, La Tuna Canyon: Assessor Parcel No. 2572-028-029.
 - b. Tax Default, Sylmar Sombrero Canyon: APN 2582-002-010.
 - c. Verdugo Golf Course: APNs 2572-028-030, 2572-028-031, and 2572-021-017.
 - d. Verdugo Golf Course: APNs 2572-028-029, 2572-028-032, 2572-021-020, and 2572-025-006. The County Highway Plan shows that La Tuna Canyon Road, adjacent to the above properties, is designed as a secondary highway.
 - e. Verdugo Golf Course: APNs 2572-021-016 and 2572-021-021. The County Highway Plan shows that Tujunga Canyon Boulevard, adjacent to the above properties, is designed as a secondary highway.
2. APN 3223-003-002, located in the unincorporated County area, fronts Escondido Canyon Road, a secondary highway on the Los Angeles County Highway Plan, and requires 10 feet of additional right-of-way dedication plus additional slope easements along the property frontage on Escondido Canyon Road per map CSB-1700.

3. The following properties are also located in the unincorporated County area and do not impact County highways:
- a. Kantor Property, Lyon's Canyon: APN 2826-022-024.
 - b. Speer Property, Lyon's Canyon : APNs 2826-022-023 and 2826-022-022.
 - c. Whalin Property, Goss Canyon, La Crescenta: APN 5867-011-046.
 - d. Reynold's Property, Goss Canyon, La Crescenta: APN 5868-022-001.
 - e. Tax Default, Acton Viewshed: APN 3208-001-037.
 - f. Tax Default, Arrastre Canyon, East Fork: APN 3209-021-018.
 - g. Tax Default, Kentucky Springs 1, 2, 3, and 4: APNs 3056-017-023, 3056-017-024, 3056-017-025, and 3056-017-029.
 - h. Tax Default, Upper Kentucky Springs: APNs 3056-003-087 and 3056-003-092.
 - i. Tax Default, Soledad Canyon, CAPP 1, 2, and 3: APNs 3210-008-023, 3210-008-031, and 3210-010-002.

I hope this information is helpful. If you have any questions, please contact Steve Burger our Land Development Division at (626) 458-4943 or by e-mail at sburger@dpw.lacounty.gov.

JC:ca

P:\dpub\TRANSP\ANChin\CONSERVANCYPARKANDRECPROJECTS\SANTAMONICAMOUNTAINCONSERVANCY-PARKS&REC05-14-2008.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Date: June 19, 2008

Bruce W. McClendon FAICP
Director of Planning

To: Ilona Volkmann
District Administrator
Los Angeles County Regional Park and Open Space District

From: Nooshin Paidar, AICP *NP*
Supervising Regional Planner
Land Development Coordinating Center
Department of Regional Planning

**REGIONAL PLANNING DEPARTMENT REVIEW: Santa Monica Mountains
Conservancy's Request For New Acquisition Projects, properties within Verdugo Golf Course,
La Tuna Canyon Road, Tujunga & other open space properties, June 2008**

Pursuant to your request, my staff has researched the attached list of proposal parcels for acquisition.

All of the properties within the Verdugo Golf Course, the property with the Assessor's Parcel Number (APN) 2572-028-029, and the property with the APN 2582-002-010 are located within the boundaries of the City of Los Angeles. We are not able to provide any zoning-related information regarding these properties. Please contact the Planning Department of the City of Los Angeles.

For all other parcels, we have indicated the particular Plan in which each parcel is located, its Plan category, and its current zoning designation (see attached).

Our department does not have any objections to the proposed acquisitions, contingent upon the following conditions:

- First, there are three properties within a Significant Ecological Area (SEA). The development of these properties into parks in the future may require SEATAC (Significant Ecological Area Technical Advisory Committee) Review.
- Second, there is a pending subdivision, Tract 50242 (Project 91100), for two of the properties. We recommend that the applicant be notified about the acquisition proposal.

We have consulted with County Counsel regarding the information which we are providing.

Should you have any questions, please contact me or Ms. Alice Wong of my staff at (213) 974-6470.

NP:aw

Initial Work Program to be funded under Safe Neighborhood Parks Propositions of 1992, 1996- Amendment

APN	Plan	Plan Category	Zoning	Environmental Area	Pending Case
2826-022-024	Santa Clarita Valley Area Plan	HM (Hillside Management)	A-2-2 (Heavy agriculture- 2 AMRA)	SEA: Lyon Mountain	(none)
2826-022-023	Santa Clarita Valley Area Plan	HM (Hillside Management)	A-2-2 (Heavy agriculture- 2 AMRA)	(none)	TR50242
2826-022-022	Santa Clarita Valley Area Plan	HM (Hillside Management); N2 (Non-urban; 1 du per acre)	A-2-2 (Heavy agriculture- 2 AMRA)	SEA: Lyon Mountain	TR50242
5867-011-046	General Plan	R (Non-urban); 1 (Low Density Residential; 1-6 du per acre)	R-1-10000 (Single family residential; 10000 square feet Minimum Required Area)	(none)	(none)
5868-022-001	General Plan	R (Non-urban)	R-1-10000 (Single family residential; 10000 square feet Minimum Required Area)	(none)	(none)
3223-003-002	Antelope Valley Area Plan	N1 (Non-urban 1; 1 du per 2 acres)	A-1-1 (Light agriculture; 1 AMRA)	(none)	(none)
3208-001-037	Antelope Valley Area Plan	N1 (Non-urban 1; 1 du per 2 acres)	A-1-1 (Light agriculture; 1 AMRA)	(none)	(none)
3209-021-018	Antelope Valley Area Plan	N1 (Non-urban 1; 1 du per 2 acres)	A-2-1 (Heavy agriculture; 1 AMRA)	(none)	(none)
3056-017-023	Antelope Valley Area Plan	N1 (Non-urban 1; 1 du per 2 acres)	A-1-10 (Light agriculture; 10 AMRA)	(none)	(none)
3056-017-024	Antelope Valley Area Plan	N1 (Non-urban 1; 1 du per 2 acres)	A-1-10 (Light agriculture; 10 AMRA)	(none)	(none)
3056-017-025	Antelope Valley Area Plan	N1 (Non-urban 1; 1 du per 2 acres)	A-1-10 (Light agriculture; 10 AMRA)	(none)	(none)
3056-017-029	Antelope Valley Area Plan	N1 (Non-urban 1; 1 du per 2 acres)	A-1-10 (Light agriculture; 10 AMRA)	(none)	(none)
3056-003-087	Antelope Valley Area Plan	N1 (Non-urban 1; 1 du per 2 acres)	A-2-1 (Heavy agriculture; 1 AMRA)	SEA: Kentucky Springs	(none)
3056-003-092	Antelope Valley Area Plan	N1 (Non-urban 1; 1 du per 2 acres)	A-2-1 (Heavy agriculture; 1 AMRA)	(none)	(none)
3210-008-023	Santa Clarita Valley Area Plan	HM (Hillside Management)	A-2-1 (Heavy agriculture; 1 AMRA)	(none)	(none)
3210-008-031	Santa Clarita Valley Area Plan	HM (Hillside Management)	A-2-1 (Heavy agriculture; 1 AMRA)	(none)	(none)
3210-010-002	Santa Clarita Valley Area Plan	HM (Hillside Management)	A-2-1 (Heavy agriculture; 1 AMRA)	(none)	(none)
Acronyms:	du- dwelling unit				
	AMRA- Acre Minimum Required Area				